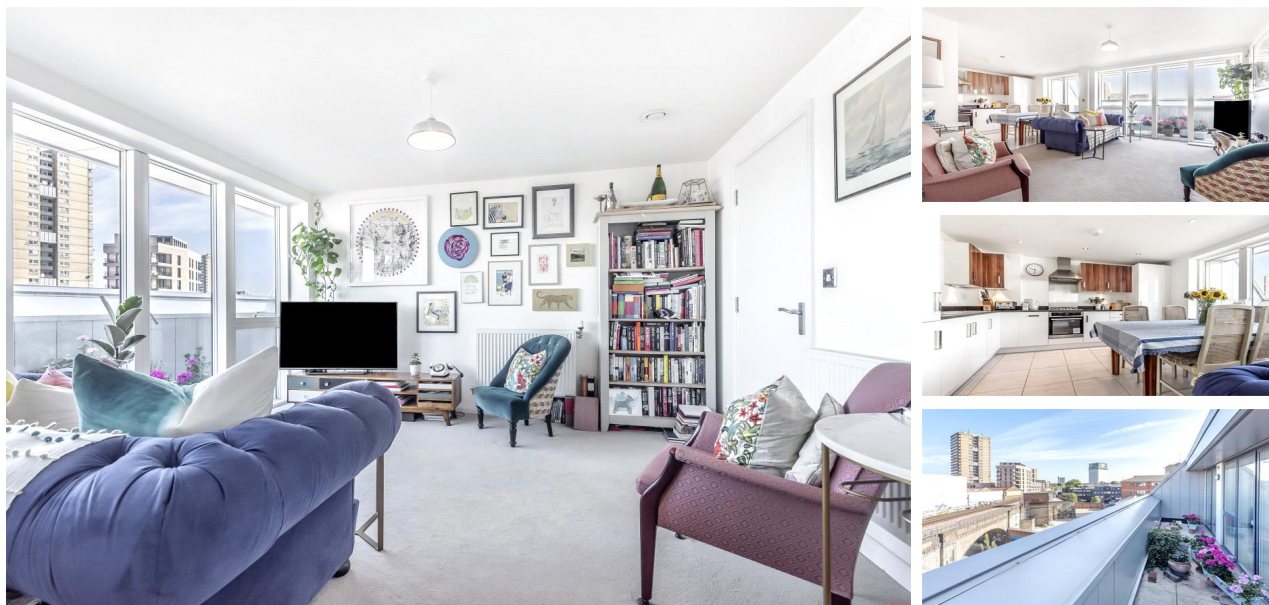


£397,500 Shared Ownership

Cian House, 10 Bard Road, London, W10 6TP



- Guideline Minimum Deposit £39,750
- Guideline Income Dual £79.5k | Single £81.1k
- Third Floor with Balcony
- Approx. 775 Sqft Gross Internal Area
- High Performance Glazing
- Gas Central Heating
- Parking Space
- Close to Westfield/Latimer Road Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 75% share. Full market value £530,000). This well-presented apartment is on the third floor and has a 20'+ open-plan reception/kitchen with near-full-height windows and a combination of sleek white and walnut-style units. There is a wide balcony that can be accessed from either the reception room or one of the two, similar-sized bedrooms. The property also features a stylish bathroom and a generous amount of hallway storage space. Modern insulation standards, high performance glazing, gas central heating and roof-mounted solar panels make for a very good energy-efficiency rating and an excellent environmental-impact rating. Latimer Road Station is close by and Westfield Shopping Centre is within easy walking distance. The apartment comes with an off-street parking space.

Tenure: Leasehold (125 years from 2015)

Share Available: 75% (£397,500).

Shared Ownership Rent: £54.32 per month. (Subject to annual review)

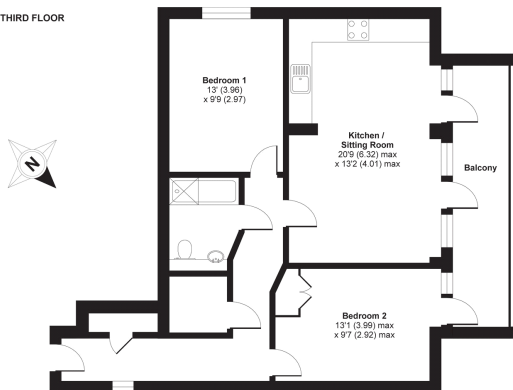
Service Charge: £119.71 per month, including sinking fund. (Subject to annual review)

Guideline Minimum Income: Dual - £79,500 | Single - £81,100 (based on minimum share and 10% deposit)

Council Tax: Band D, Kensington & Chelsea. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

THIRD FLOOR



DIMENSIONS

RECEPTION

20' 9" max. x 13' 2" max. (6.32m x 4.01m)

KITCHEN

included in reception measurement

BEDROOM 1

13' 1" max. x 9' 7" max. (3.99m x 2.92m)

BEDROOM 2

13' x 9' 9" (3.96m x 2.97m)

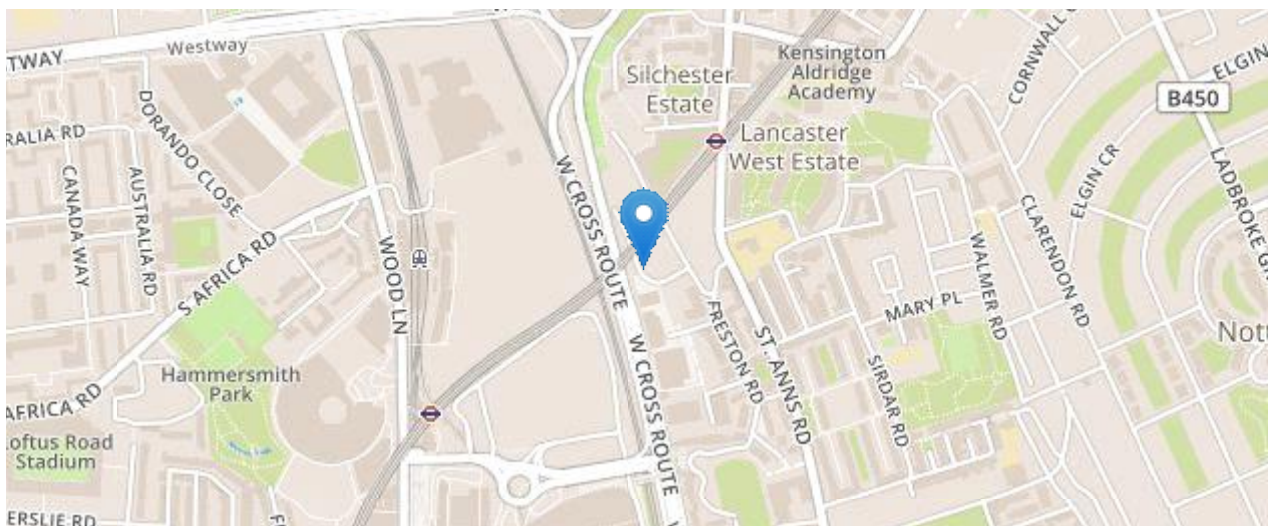
BATHROOM

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B	91	91
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B	83	83
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.